



## Senate

General Assembly

January Session, 2015

**File No. 290**

Senate Bill No. 103

*Senate, March 30, 2015*

The Committee on Housing reported through SEN. WINFIELD of the 10th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT CONCERNING THE DISCLOSURE OF AN OPERATIVE FIRE  
SPRINKLER SYSTEM IN ANY DWELLING UNIT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2015*) (a) As used in this  
2 section, "fire sprinkler system" means a system of piping and  
3 appurtenances designed and installed in accordance with generally  
4 accepted standards so that heat from a fire will automatically cause  
5 water to be discharged over the fire area to extinguish or prevent its  
6 further spread.

7 (b) When renting any dwelling unit, the landlord of such dwelling  
8 unit shall include notice in the rental agreement as to the existence or  
9 nonexistence of an operative fire sprinkler system in such dwelling  
10 unit and shall be printed in not less than twelve-point boldface type of  
11 uniform font.

12 (c) If there is an operative fire sprinkler system in the dwelling unit,  
13 the rental agreement shall provide further notice as to the last date of

- 14 maintenance and inspection and shall be printed in not less than  
15 twelve-point boldface type of uniform font.

This act shall take effect as follows and shall amend the following sections:
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Section 1	<i>October 1, 2015</i>	New section
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**HSG**      *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

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***OFA Fiscal Note******State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill has no state or municipal impact by requiring landlords to include notices in leases disclosing whether dwelling units they rent have working fire sprinkler systems.

***The Out Years******State Impact:*** None***Municipal Impact:*** None

**OLR Bill Analysis****SB 103*****AN ACT CONCERNING THE DISCLOSURE OF AN OPERATIVE  
FIRE SPRINKLER SYSTEM IN ANY DWELLING UNIT.*****SUMMARY:**

This bill requires landlords to include notices in leases disclosing whether dwelling units they rent have working fire sprinkler systems. If a unit has a working system, the lease must also include a notice indicating the date of its last maintenance and inspection. Both notices must be printed in 12-point, boldface, uniform font.

The bill defines “fire sprinkler system” as a system of piping and appurtenances designed and installed according to generally accepted standards so that heat from a fire automatically causes water to discharge over the area, extinguishing the fire or preventing it from spreading.

EFFECTIVE DATE: October 1, 2015

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 13 Nay 0 (03/11/2015)